

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
AUGUST 4, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chair Allen Wong

ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – April 21, 2015, May 5, 2015 & May 19, 2015

[1.] UNFINISHED BUSINESS

1-A. NEW WALL SIGN AND MONUMENT SIGN – 588 MONTEREY PASS ROAD (DRB-15-08)

The applicant, Kiyoshi Graves, on behalf of the property owner, is requesting a continuance of the application to allow for additional time to address the items of concern expressed by the Design Review Board at the meeting of July 7, 2015.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

- (1) Continue the requested Design Review Board (DRB-15-08) application to the meeting of August 18, 2015; and
- (2) Taking such additional, related, action that may be desirable.

1-B. ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 260 LADERA STREET (DRB-15-17)

The applicant, Jin Huang, on behalf of the property owner is requesting design review approval for a 1,566 square foot first floor addition, a new 1,363 square foot second floor addition and exterior remodel at 260 Ladera Street in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-17) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. TWO NEW WALL SIGNS – 701 SOUTH ATLANTIC BOULEVARD (DRB-15-18)

The applicant, Wei Man Quan, on behalf of the business owner, is requesting design review board approval for a new primary and secondary wall sign at 701 South Atlantic Boulevard in the C-P (Commercial Professional) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

- (6) Opening the public hearing;
- (7) Receiving documentary and testimonial evidence;
- (8) Closing the public hearing;
- (9) Approving the requested Design Review Board (DRB-15-08) application, subject to conditions of approval contained therein; and
- (10) Taking such additional, related, action that may be desirable.


[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on August 18, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: August 4, 2015

AGENDA ITEM NO: 1-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New Wall Sign and Monument Sign – 588 Monterey Pass Road (DRB-15-08).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Continue the requested Design Review Board (DRB-15-08) application to the meeting of August 18, 2015; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Kiyoshi Graves, on behalf of the property owner, is requesting a continuance of the application to allow for additional time to address the items of concern expressed by the Design Review Board at the meeting of July 7, 2015.

Respectfully submitted,

A handwritten signature in blue ink, which appears to read "Michael A. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

Exhibit A: Applicant Letter, dated July 30, 2015



Design Review Board Staff Report

DATE: August 4, 2015

AGENDA ITEM NO: 1-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: Addition to single-family dwelling greater than 2,000 square feet – 260 Ladera Street (DRB-15-17).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-17) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Jin Huang, on behalf of the property owner, Ted Chow, is requesting design review approval for a 1,566 square foot first floor addition, a new 1,363 square foot second floor addition and exterior remodel. The property is located on the east side of Ladera Street one property to the north from the northeast corner of Verde Vista Drive and Ladera Street. The subject property is approximately 7,929 square feet in size, and is currently developed with a 1,736 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Background

This application was brought before the Design Review Board at the meeting of July 21, 2015 and was continued to the meeting of August 4, 2015, as requested by the applicant.

Site Analysis

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of

the surrounding residential dwellings consist of the mid-century tract and California Ranch architectural styles, consisting of single-story and two-story dwellings with attached 2-car garages built in the late 1960's.

Project Description

The applicant is proposing to demolish the majority of the existing dwelling and retain the exterior walls of the attached garage, construct a 1,566 square foot first floor addition and a new 1,363 square foot second floor addition and exterior remodel. The total living area will be 2,929 square feet. Based on the lot area of 7,929 square feet, the maximum living area that can be built is 3,171 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the proposed addition will be 24 feet 11 inches. According to the floor plan, the first floor plan will include a new family room, kitchen a restroom, bedroom, a living room that opens up to a private courtyard area, a storage area within the existing 2-car garage. The new second floor addition area will consist of two bedrooms, a bathroom, study area and a master bedroom with a balcony, a walk-in closet and bathroom. The existing first floor and the proposed second floor addition area of the dwelling meet the required first floor setbacks of 5 feet and second floor setbacks of 10 feet for the interior side (north and south) yard areas, the garage has an existing front yard setback of 16 feet and the addition area of the dwelling will be 42 feet 6 inches from the front (west) property line, and the dwelling will be setback 25 feet from the rear property line. Due to the irregular shape of the lot the 25 foot rear yard setback is measured from a line 10 feet in length within the lot parallel to and at the maximum distance from the front lot line.

Architecture

The existing house was built in 1960 and has a California Ranch architectural style. The applicant is proposing to remodel the exterior to a contemporary architectural style which will be consistent with the surrounding residential dwellings. The building walls of the dwelling will consist of a combination of a peach colored stucco with a sand finish (La Habra (61) Base 100, 71 Miami Peach) and decorative stone veneer (Harvest Pro-fit Alpine LedgeStone: Yellow: Boral). The stone veneer will be used as an accent on the front (west) elevation and wraps around 3 feet to the north and south side elevations of the dwelling. The stone veneer will have a decorative stucco treated trim cap painted white (La Habra Stucco: 50 Crystal white (79) Base 100). The first and second floor addition area will have a hip roof design. The roof will have terracotta colored concrete tiles (Capistrano by Eagle Roofing, SHC 8709: El Morado Blend, Burgundy Blend). The roof drain and gutter system will be comprised of an aluminum material painted white. The applicant is proposing to use dual pane white vinyl frame windows (Milgard Windows & Doors: Vinyl: White).

The main set of entry double doors will be comprised of a fiberglass material with a chocolate mahogany wood stain finish with glazing and ornamental wrought iron (Therma Tru Doors). The garage door will be a sectional galvanized steel panel door

painted an almond color to compliment the architectural style of the dwelling. The block walls within the front yard area, as conditioned, will have a smooth stucco finish painted in a color to compliment the dwelling. The second floor balcony will feature an iron railing system painted black. Staff suggests that the balcony be painted in a brown color to compliment the dwelling. Furthermore, the applicant is proposing a private courtyard area adjacent to the front elevation of the first floor, behind the 25 foot front yard setback area, that will feature 6 foot high block walls and square columns consisting of a combination of stucco (La Habra (61) base 100 71 Miami Peach) and stone veneer (Harvest Pro-fit Alpine LedgeStone: Yellow: Boral) with stucco treated trim caps (La Habra Stucco: 50 Crystal white (79) Base 100). Access to the courtyard area will be provided by a set of wrought iron gates painted in a bronze color and from the living room area.

Landscaping

As part of the new addition areas of the 2-story residential dwelling, the property will include new landscaping. The landscaping will consist of a mixture of existing trees, new plants and groundcovers. The existing trees to remain include a combination of Magnolia, Pine and Windmill Palm trees. The proposed plants and groundcovers will include, as conditioned, 5-gallon minimum size Cleveland sage, Wheelers Dwarf Pittosporum, Bougainvillea, Rock Rose, Lantana, Indian Mock Strawberry, Flax, Pumpkin Pie African Daisy, Blue Wonder Scaevola, Orange Daylily, Abelia and Tall Fescue. Although no new irrigation system is proposed staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system to minimize water run-off. Staff believes that the proposed contemporary architectural style with the proposed landscaped areas is in keeping with the residential character of the area.

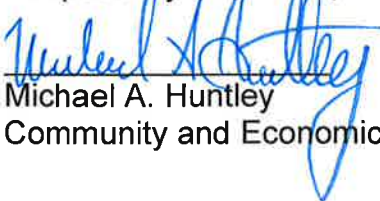
CONCLUSION:

Staff reviewed the application and believes the proposed additions and exterior remodel to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley

Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval

Exhibit B: Site, floor, elevation, and landscape plans

Exhibit C: Color elevations

Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the site and floor plans date-stamped June 23, 2015 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 1,566 square foot first floor addition, a new 1,363 square foot second floor addition and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. At the time of plan check a revised site plan must show the location of the HVAC condenser unit. The HVAC condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. At the time of plan check a revised landscaping and irrigation plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The plans must show how the shrubs and plants will be a minimum of 5-gallon size. The irrigation plan must show the use of a drip irrigation system within

the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

12. The existing concrete block walls located within the front yard area must be stucco treated and painted a color to compliment the dwelling, subject to the review and approval of the Planner. The applicant/property owner must verify the ownership and location of the existing block walls and obtain all necessary approvals to perform stucco treatment and painting on walls prior to commencing any work.
13. At the time of plan check the applicant/property owner must submit a revised elevation sheet that shows the design of the exterior light fixtures to be consistent with the architectural style of the dwelling, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: August 4, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: Two New Wall Signs – 701 South Atlantic Boulevard Design Review Board (DRB-15-18).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-18) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Wei Man Quan, on behalf of the business owner, is requesting design review approval for two new wall signs at 701 South Atlantic Boulevard. The subject property is located on the west side of South Atlantic Boulevard, between El Portal Place and Cadiz Street. The subject property is zoned C-P (Commercial Professional) and designated C (Commercial) in the General Plan.

Site Analysis

The subject property is developed with a three-story multi-tenant commercial office building and related parking area within the rear and side area of the lot. The subject commercial space (unit 100) is currently being remodeled (tenant improvement) and will be occupied by a medical clinic.

The surrounding properties to the north, east and south consist of one and two-story commercial buildings. To the west are single-family residential properties. The design and character of the surrounding wall signs consist of individual illuminated channel letter wall signs that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text.

Project Description

The applicant is requesting approval for a new primary and secondary wall sign for the medical clinic business. The new primary wall sign for the medical clinic will be installed on the front (east) facing elevation of the business frontage. The secondary wall sign will be installed on the eastern most area of the south side elevation of the business secondary frontage. The new primary and secondary wall signs will be internally-illuminated (front lit) individual channel letters and logo. The primary wall sign will consist of a logo followed by a single row of text with Chinese characters to identify the business name and modern English letters "Garfield Health Center." The secondary wall sign will consist of a logo followed by two rows of text. The wall sign logo and Chinese characters will be comprised of a 1/8 inch white (#7328) acrylic face with a blue vinyl overlay and the English letters will be comprised of 1/8 inch blue (#2114) acrylic faces, with 3/4 inch white trim caps, 5 inch aluminum returns painted white.

The primary wall sign logo will be 2 feet 6 inches high by 2 feet 11 inches wide and the wall sign text will be 1 foot 6 inches high by 39 feet 11 inches wide, for a total sign area of 67 square feet. The business has a frontage of 86 feet 8 inches, which allows a maximum sign area of 86 square feet. The proposed wall sign will be placed at a maximum height of 14 feet measured from the ground floor to the top of the sign.

The secondary wall sign logo will be 2 feet high by 2 feet 5 inches wide and the wall sign first and second row of text will be 2 foot 6 inches high by 10 feet 4 inches wide, for a total sign area of 30 square feet. The business has a secondary frontage of 60 feet, which allows a maximum sign area of 30 square feet. The proposed wall sign will be placed at a maximum height of 14 feet measured from the ground floor to the top of the sign.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the signs from the surrounding commercial uses, with the recommended conditions. The proposed design is a channel letter wall sign that is internally illuminated with varying design features and finishes pulled from other signs in the immediate area.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Sign plan
- Exhibit C: Site plan
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped July 27, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new primary and secondary wall sign and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas must be properly maintained at all times.